



LOMA VISTA RANCH LOT #43

GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235





FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

Loma Vista Ranch

Lot #43 Avila Ridge Dr. | Kerrville, Texas 78631 | Gillespie County

4.21+/- Acres

\$215,000

Agent

Ginny Tillman

Property Highlights

- Situated in a private subdivision of Loma Vista
- 4.21-acre located in a peaceful cul-de-sac just minutes from the famous Cafe at the Ridge restaurant
- CTEC electric is available
- HOA include access to a jogging trail, pavilion, play scape, and a mail center
- Breathtaking views from various potential building spots
- Free-roaming wildlife adds to the natural beauty
- Wildlife tax exemptions
- Only 9 miles to Kerrville, 30 miles to Fredericksburg, and 12 miles to Harper

Property Taxes:

\$1,956.94

\$500 HOA

Nestled in the heart of the Texas Hill Country, Loma Vista Ranch offers a serene and picturesque setting for your dream home. This 4.21-acre property, located on Avila Ridge Dr. in Kerrville, Texas, boasts breathtaking views and a prime location in a peaceful cul-de-sac. Just minutes from the famous Cafe at the Ridge and a short drive to Kerrville, Fredericksburg, and Harper, you'll enjoy the perfect balance of tranquility and convenience. The gated community ensures security and privacy, with high-speed internet and underground utilities already in place to support modern living.

This beautiful piece of land features several excellent building spots, each offering stunning vistas and the potential to create a unique and personalized living space. Free-roaming wildlife and a wildlife tax exemption add to the charm and affordability of the property. The HOA fee includes access to a jogging trail, pavilion, playscape, and a mail center, enhancing the quality of life and providing ample recreational opportunities for residents.

Loma Vista Ranch is more than just a piece of land; it's a community with a lifestyle that blends natural beauty and modern amenities. Whether you're looking for a family home, a vacation retreat, or a peaceful retirement residence, this property offers the perfect setting. Don't miss the chance to own a piece of the Texas Hill Country—contact us today to schedule a visit and discover the endless possibilities Loma Vista Ranch has to offer.

MLS #: T92492A (Active) List Price: \$215,000 (26 Hits)

Lot 43 -- Avila Ridge Dr. Kerrville, TX 78631



Type: Vacant Land, Gated Subdivision
Best Use: Residential, Investment, Vacation
Topography: Sloping, Gently Rolling, Exceptional View
Surface Cover: Mature Orchard, Wooded/Improved Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #: 43

Original List Price: \$215,000
Area: County-Southwest
Subdivision: Loma Vista Ranch
County: Gillespie
School District: Kerrville
Distance From City: 6-9 miles
Property Size Range: 1-5 Acres
Apx Acreage: 4.2100
Seller's Est Tax: 1956.94
Showing Instructions: Call LA
Appointment, Vacant
Days on Market 9

Tax Exemptions: CAD Property ID #: 186488 Zoning: None
Flood Plain: No Deed Restrictions: Yes Easements: None Known
HOA: Yes HOA Fees: 500.00 HOA Fees Pd: Yearly
Items Not In Sale:
Documents on File: Survey/Plat, Deed Restrictions, Legal Description

Land		
Leases	Cropland	
Rangeland/Pasture	Fenced	

Water: None
Sewer: None
Utilities: CTEC Electric Available
Access/Location: County Road, Paved Road
Minerals: Unknown

Improvements: None
Misc Search: None
Surface Water: None
Fence: None

TrmsFin: Cash, Conventional, FHA, VA Loan Possessn: After Closing/Funding Excl Agy: No
Title Company: HCT Attorney: Refer to MLS#:

Location/Directions: 11802 S Ranch Road 783, This is the entrance to Loma Vista Ranch. Take first right/ then lot 43 is down on the left. Its the corner lot at Avila Ridge Dr & Cattleman's Crossing Dr.

Owner: JAMISON, MELANIE

Legal Description: LOMA VISTA RANCH #1 LOT 43, 4.21

Instructions: Call LA for showing code

Public Remarks: Nestled in the heart of the Texas Hill Country, Loma Vista Ranch offers a serene and picturesque setting for your dream home. This 4.21-acre property, located on Avila Ridge Dr. in Kerrville, Texas, boasts breathtaking views and a prime location in a peaceful cul-de-sac. Just minutes from the famous Cafe at the Ridge and a short drive to Kerrville, Fredericksburg, and Harper, you'll enjoy the perfect balance of tranquility and convenience. The gated community ensures security and privacy, with high-speed internet and underground utilities already in place to support modern living.

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Withdraw Comments:
Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No
Office Broker's Lic #: 90030085

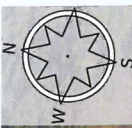
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Virginia Tillman (#:134)
Agent Email: ginny@fredericksburgrealty.com
Contact #: (830) 456-1235
License Number: 0614714

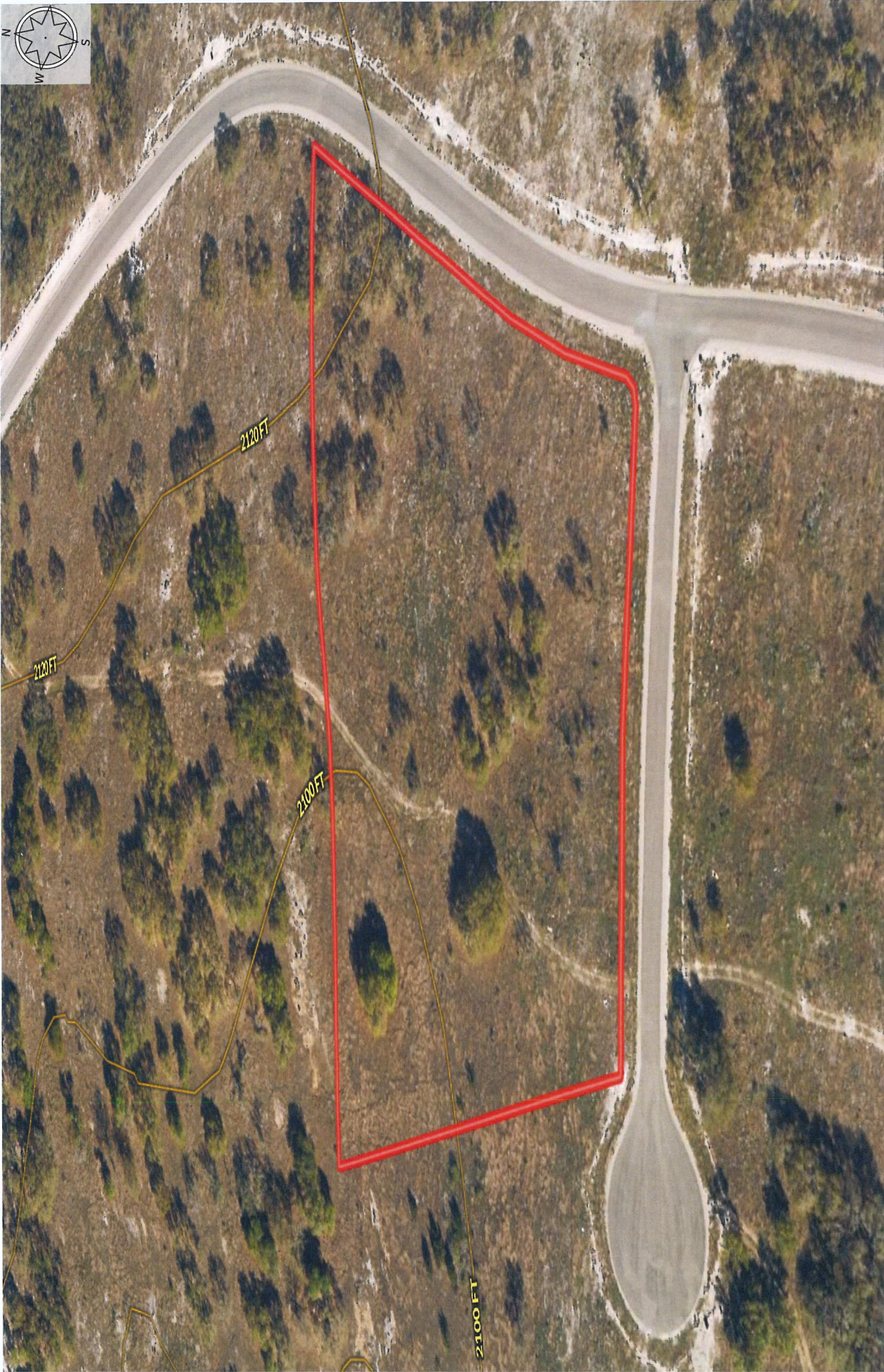


7 Boundary

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cas, AC +/-



Boundary

tin Cop
30-997-6531

www.fredericksburrealty.com

257 West Main St.

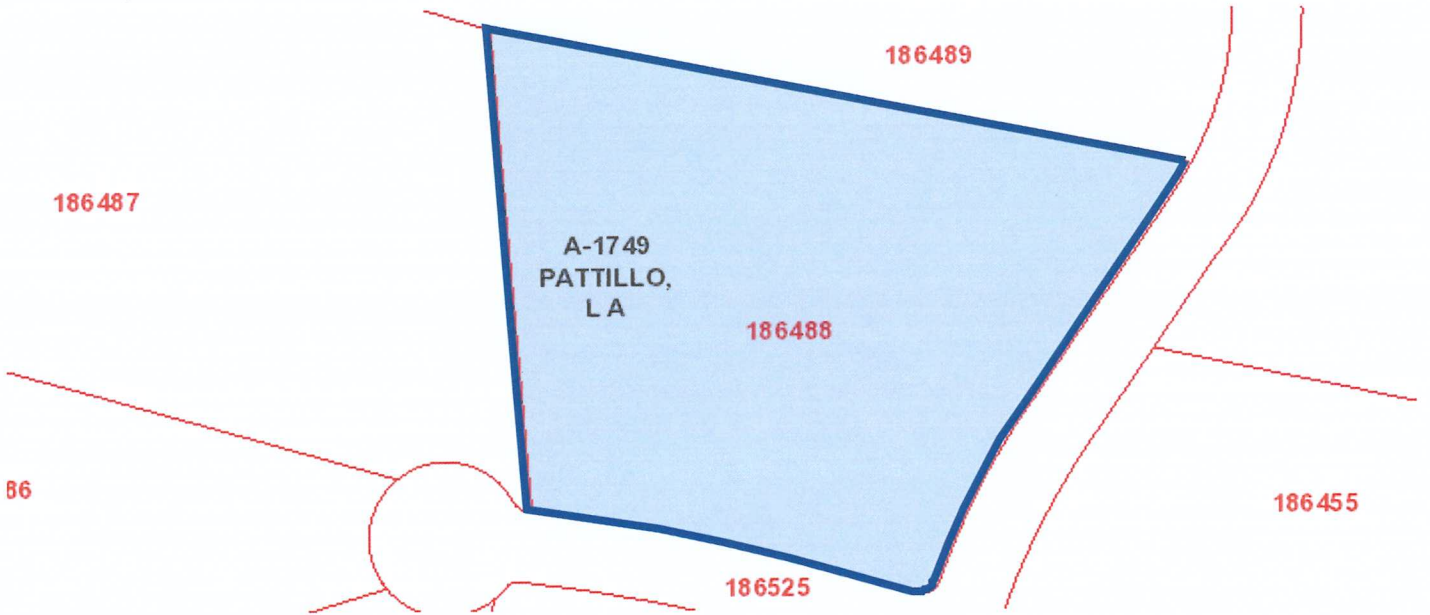


The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to t

Gillespie CAD Property Search

Property ID: 186488 For Year 2024

Map



Property Details

Account		
Property ID:	186488	Geographic ID: A1749-0152-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	AVILA RIDGE DR, TX	
Map ID:	11-D	Mapsco:
Legal Description:	LOMA VISTA RANCH #1 LOT 43, 4.21	
Abstract/Subdivision:	S1053	
Neighborhood:	(LOMAVISTA) LOMA VISTA RANCH	
Owner		
Owner ID:	343288	
Name:	JAMISON, MELANIE	
Agent:		

Mailing Address:	616 LOIS ST KERRVILLE, TX 78028
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$205,200 (+)
Market Value:	\$205,200 (=)
Agricultural Value Loss: ⓘ	\$204,760 (-)
Appraised Value:	\$440 (=)
HS Cap Loss/Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$440
Ag Use Value:	\$440

PLEASE SEARCH USING THE PROPERTY ID OR OWNER'S NAME

VALUES SHOWN ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: JAMISON, MELANIE

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling

G086	GILLESPIE COUNTY	\$205,200	\$440	\$1.23	
HUW	HILL CNTRY UWCD	\$205,200	\$440	\$0.02	
SHP	HARPER ISD	\$205,200	\$440	\$2.94	
WCD	GILLESPIE WCID	\$205,200	\$440	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$205,200	\$440	\$0.00	

Total Tax Rate: 0.953676

Estimated Taxes With Exemptions: \$4.19

Estimated Taxes Without Exemptions: \$1,956.94

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	4.21	183,387.60	0.00	0.00	\$205,200	\$440

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$205,200	\$440	\$440	\$0	\$440
2023	\$0	\$205,200	\$440	\$440	\$0	\$440
2022	\$0	\$194,230	\$410	\$410	\$0	\$410

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/9/2021	WDVL	WARRANTY DEED VENDORS LIEN	SOUTHERLAND MUY ALTO RANCH LLC	CARTER, BETTY LEE	20215309		
8/3/2022	GWD	GENERAL WARRANTY DEED	CARTER, BETTY LEE	JAMISON, MELANIE	20225676		

ARB Data

Data will be available in October 2024.

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:

\$ Pay 2023 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2023	GILLESPIE COUNTY	\$440.00	\$1.23	\$0.00	\$1.23	\$0.22	\$0.22	\$1.67
2023	HILL CNTRY UWCD	\$440.00	\$0.02	\$0.00	\$0.02	\$0.00	\$0.00	\$0.02
2023	HARPER ISD	\$440.00	\$2.94	\$0.00	\$2.94	\$0.53	\$0.52	\$3.99
2023	GILLESPIE WCID	\$440.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$4.19	\$0.00	\$4.19	\$0.75	\$0.74	\$5.68
2022	GILLESPIE COUNTY	\$410.00	\$1.37	\$1.37	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$410.00	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2022	HARPER ISD	\$410.00	\$3.50	\$3.50	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$410.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$4.89	\$4.89	\$0.00	\$0.00	\$0.00	\$0.00